



29, The Spiert,
Stone, Buckinghamshire,
HP17 8NJ

Offers In Excess Of
£575,000

RB REASTON BROWN

A Contemporary Spacious Four Bedroom Detached Home Offering 1610 Sq Ft of Living Space, Private Garden, With Garage. Ideally Located Near Amenities and Transport Links.

29 The Spiert is a remarkable four-bedroom detached home which seamlessly blends contemporary design, with family-friendly spaces, offering the perfect setting for modern living. Upon entering, you are greeted by a spacious entrance hall, beautifully appointed with Amtico flooring. The expansive living room is bathed in natural light, the living room connects to the dining room, enhancing the flow and providing an airy, open environment. From here, bi-folding doors lead to the conservatory, a versatile space, ideal for use year-round as a sunroom, playroom, or home office. The kitchen is a standout feature, designed with a modern aesthetic and serving as the heart of the home. It boasts a Rangemaster and integrated appliances, including a dishwasher and fridge/freezer, creating a sleek and functional cooking space. A built-in breakfast bar offers an ideal spot for casual meals, while the Karndean flooring adds a touch of sophistication. Adjacent to the kitchen, the utility room provides additional space for both a washing machine and tumble dryer. Completing the ground floor is a practical downstairs cloakroom, adding convenience to the layout. Upstairs, the four spacious bedrooms provide ample room for family living. The master bedroom, complete with built-in wardrobes and a recently updated en suite bathroom. The family bathroom has been fully refurbished to the highest standards, offering a contemporary and stylish setting. The exterior of the home offers a beautifully landscaped garden, complete with a paved patio area ideal for outdoor entertaining and an artificial lawn for easy maintenance. The front of the property features a newly paved driveway with ample parking and access to the garage. This home combines elegance, functionality, and comfort, making it the perfect ready-to-move-in family home.

EPC:D Council Tax: E Freehold

Situation

Stone is a desirable and picturesque village on the outskirts of Aylesbury, offering a unique combination of rural tranquillity and easy access to modern amenities. The village features a charming Norman church with a duck pond at its front, a well-equipped village hall, a play area, and extensive parklands that provide ample outdoor space for recreation and relaxation.

Local amenities include a shop and post office, a primary school with an excellent reputation, and a petrol station. For those seeking leisure and relaxation, the nearby Hartwell House Spa and Health Club offers luxurious pampering, while the Rothschild Waddesdon Manor Estate is popular for countryside walks and cycling. The village is also close to Eythrope, which boasts scenic walking trails.

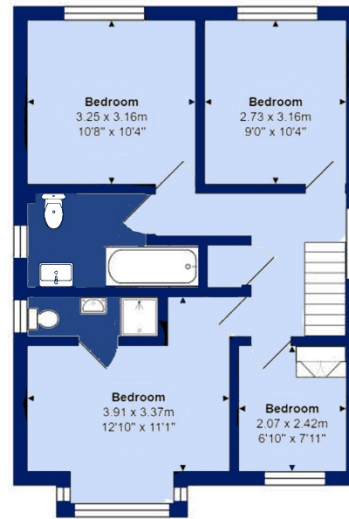
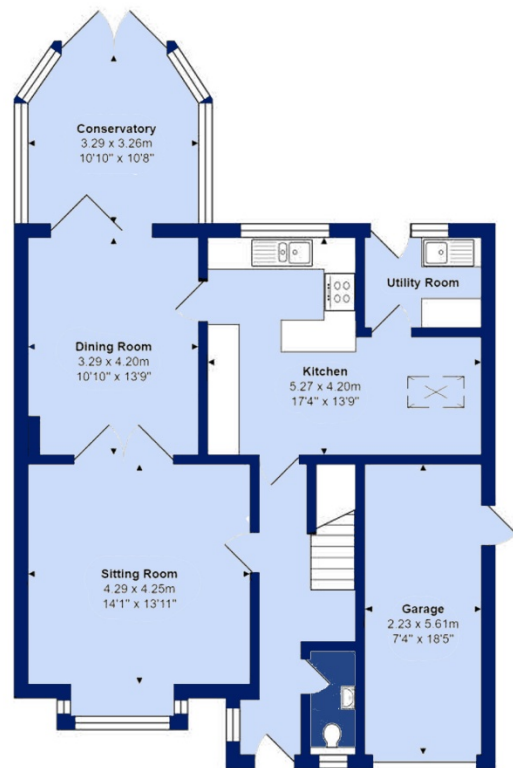
Stone benefits from excellent educational opportunities. It is within the catchment area for highly regarded Aylesbury Grammar Schools and is near Ashfold Public School in Dorton. For more comprehensive amenities, Thame is just a short drive away, offering supermarkets, high-street shopping, award-winning gastro pubs, health and leisure centres.

Commuters are well-catered for with exceptional transport links. The nearby Haddenham and Thame Parkway station and Aylesbury station provide direct rail services to London Marylebone in as little as 34 minutes, as well as connections to Oxford and Birmingham. Motorists benefit from convenient access to the M40 (J8A)

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 1610 Sq Ft / 149.65 Sq M
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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